To Let

Ground Floor Offices, New Century House

South Esplanade, St Peter Port, Guernsey

ROCK

A stand out office suite in a great town centre location

£40,000 pa

991 sqft



Property Features

Outstanding town centre location with sea views

Excellent branding opportunity

Ground floor office space with meeting room at lower ground floor level

Kitchenette and WC's demised to the suite

Plenty of parking options in the immediate vicinity

Available immediately

A self-contained office with a great branding opportunity and sea views

LOCATION

The property is prominently located on South Esplanade, where there are a number of notable occupiers including; UBS, The International Stock Exchange, Walkers and Network Insurance. It's waterfront position makes it popular for its accessibility adjacent to the bus terminus and in proximity to a variety of short-term and long-term parking options. The High Street is a short walk away and nearby restaurants include Coco's, The Slaughterhouse and Pier 17.

DESCRIPTION

New Century House is a four storey merchant style office building and the available offices are located on the ground and lower ground floors of the building. The entrance to the office is directly from Jubilee Terrace into a shared lobby area.

The office itself is open plan with a light and sunny aspect and outstanding views over the sea and the Islands. Spilt into two interlinked parts it can suit a number of spatial requirements. It has demised WC's, kitchenette and a Board Room at lower ground floor level accessed separately.

RENT

The quoting rent for the office is £40,000 per annum. The rent is exclusive of TRP and a modest service charge.

PARKING

This office has no demised parking spaces. However, there are numerous 1, 2 and 10 hour parking options immediately outside and in close proximity to New Century House.

AVAILABILITY

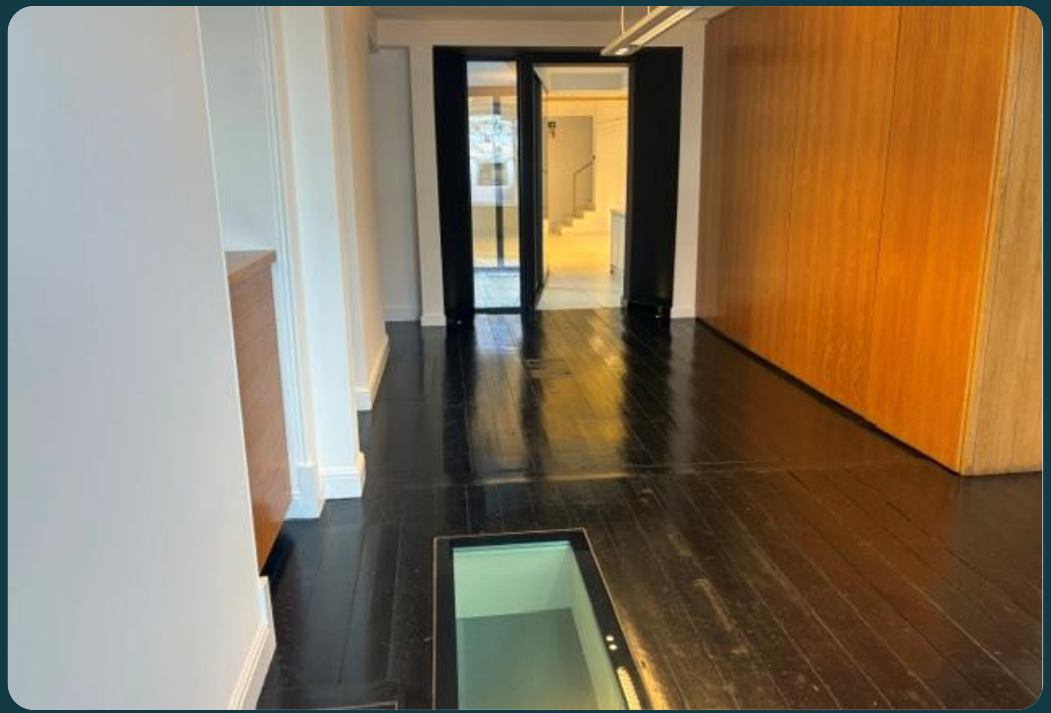
The offices are available to rent immediately by negotiation direct with the landlord.

LEGAL COSTS

Each party to bear their own legal costs and any other costs associated with letting this property.













Location

Ground Floor Office, New Century House, South Esplanade, St Peter Port



Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



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